

**CITY COUNCIL OF THE CITY OF SAN DIEGO
SUPPLEMENTAL DOCKET NUMBER 2
FOR THE REGULAR MEETING OF
MONDAY, JUNE 28, 2004 AT 2:00 P.M.
CITY ADMINISTRATION BUILDING
COUNCIL CHAMBERS – 12TH FLOOR
202 “C” STREET
SAN DIEGO, CA 92101**

ADOPTION AGENDA, CONSENT ITEMS

RESOLUTIONS:

- * ITEM-S407: Initiate a Community Plan Amendment Process to Facilitate the Model School Project in the City Heights Community.

(Mid-City Community Area. District-3.)

DEPUTY MAYOR ATKINS' RECOMMENDATION:

Adopt the following resolution:

(R-2004-1406)

Initiating the plan amendment process to change the following land use designations:

1. The 6.3-acre Florence Griffith-Joyner Elementary School site, generally bounded by Myrtle Avenue on the north, the alley east of 42nd Street, Thorn Street to the south, and 43rd Street on the east from residential 6-10 du/ac to Elementary School.
2. The 7.93-acre site located at the southeast corner of 42nd Street and Thorn Street from residential 6-10 du/ac to 11-15 du/ac.
3. The 0.60-acre site located at the northeast corner of Redwood Street and Fairmount Avenue and a 0.39-acre site located at the southeastern corner of Redwood Street and Fairmount Avenue from commercial and mixed-use 9 du/ac to commercial and mixed-use 29 du/ac (43 du/ac as a mixed-use bonus).

ADOPTION AGENDA, CONSENT ITEMS (Continued)

RESOLUTIONS: (Continued)

* ITEM-S407: (Continued)

SUPPORTING INFORMATION:

For several years, a number of community based organizations, governmental agencies, residents and stakeholders of the City Heights community have been working to redevelop the community and improve the quality of life in this portion of San Diego, California. In 1998, the voters passed Proposition MM, which approved the San Diego Unified School District's ("District") largest bond issue ever for the modernization of existing schools and the construction of new schools in areas of need. The City Heights community has suffered from overcrowded school facilities and thus four new schools are currently being developed in City Heights. Since City Heights is a highly developed and relatively dense urban area, the development of the four new elementary schools has required the District to remove over 700 housing units, most of them "affordable". Many residents and entities active in City Heights' revitalization have identified the removal of so much affordable housing and displacement of City Heights residents as a critical problem that needs to be addressed in a comprehensive and innovative way. To address these concerns, the San Diego Model School Development Project is envisioned as a revitalization of a portion of the City Heights Community by developing a new neighborhood center which has a new elementary school as the focus of the neighborhood. The elementary school would serve as the neighborhood focal point and gathering place, by providing community amenities that would foster livability within the neighborhood as well as utilize smart growth principles of concentrating growth in areas where existing infrastructure is available.

The San Diego Model School Development Agency ("SDMSDA") is a Joint Powers Authority, which was created by its members in 2002, for the purpose of developing the Model School Project in the City Heights community. The SDMSDA members are the City of San Diego, the Redevelopment Agency of the City of San Diego, the Housing Authority of the City of San Diego, and the San Diego Unified School District. A community representative is also on the Board of Directors.

The project team assembled by the Program Manager, together with the SDMSDA member agencies collaborated with community members and City Heights residents to explore developing a true community school where a wide range of community oriented services are integrated with an elementary school. From August 2003 through March 2004, an extensive community outreach program included 24 public meetings and various workshops. On April 1, 2004, the SDMSDA voted unanimously to select the Florence Griffith-Joyner elementary school study area as the preferred location for the potential City Heights Model School Project.

ADOPTION AGENDA, CONSENT ITEMS (Continued)

RESOLUTIONS: (Continued)

* ITEM-S407: (Continued)

SUPPORTING INFORMATION: (Continued)

The proposed resolution, submitted by the City of San Diego Redevelopment Agency on behalf of the SDMSDA, would initiate the process to amend the Mid-City Communities Plan in order to consider the necessary land use modifications to the existing Community Plan which would allow for the potential development of the Model School Project in the City Heights community. Specifically, the draft resolution proposes the following actions relevant to the Council initiating the CPA for the Model School Project:

1. Amend the Mid-Cities Communities plan to create the Model School Project around the Florence Griffith-Joyner Elementary School;
2. Amend existing zoning to be consistent with the land uses contemplated by the Model School Project;
3. Amend the City Heights Redevelopment Project Area Plan to accommodate the Model School Project;
4. Make other appropriate updates and changes needed to make the Mid City Communities Plan up-to-date and consistent with the relevant community and redevelopment goals of the Model School Project.

Deputy Mayor Atkins has requested initiation of this CPA in order to be expeditious in response to concerns that the proposed Model School project keep pace with the development of the SDUSD Florence-Griffith Joyner Elementary School project, which is at the heart of this proposed redevelopment project.

The Agency acknowledges that this requested action does not constitute an approval of the CPA application (nor the project) but merely initiates the analysis process, authorizing staff to proceed with public outreach, extensive community review, and environmental analysis.

Atkins

ADOPTION AGENDA, CONSENT ITEMS (Continued)

RESOLUTIONS: (Continued)

- * ITEM-S408: All-Inclusive Agreement with San Diego County Water Authority for Conveyance of Real Property Interests for the Construction of the Rancho Penasquitos Pressure Control and Hydroelectric Facility and the San Vicente Pipeline.

(Mira Mesa Community Planning Area. District-5.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolution:

(R-2004-1410)

Authorizing the City Manager to execute an All-Inclusive Agreement and to take all actions necessary to complete the Exchange of property and the purchase and sale of Real Property Rights with the San Diego County Water Authority, for construction of the Rancho Penasquitos Pressure Control and Hydroelectric Facility and the San Vicente Pipeline, on the terms and conditions set forth in the All-Inclusive Agreement;

Authorizing the City Manager to execute a three-year License Agreement with the San Diego County Water Authority for a temporary construction staging area on approximately 1.8 acres at an annual rent of \$1,000 (which rent amount is part of and not in addition to the \$400,000 payment to be made by CWA under the terms of the All-Inclusive Agreement), and on such other terms and conditions as are substantially set forth in the form of License Agreement;

Authorizing and directing the City Auditor and Comptroller, upon receipt of the \$400,000 payment from CWA, to deposit \$397,000 to Facilities Benefit Assessment Fund No. 79006 and \$3,000 of pre-paid rent on the License Agreement to General Fund 100.

CITY MANAGER SUPPORTING INFORMATION:

In 1989 the City acquired the 60 acre parcel that is now known as Canyon Hills Park from Barrett American, Inc., a residential developer for \$13,975,000 using funds from the Mira Mesa and Miramar Ranch Facilities Benefit Assessment Funds ("FBA") and \$500,000 from the City's General Fund Capital Outlay Fund which was ultimately reimbursed by the FBA. The land is currently designated open space.

ADOPTION AGENDA, CONSENT ITEMS (Continued)

RESOLUTIONS: (Continued)

* ITEM-S408: (Continued)

CITY MANAGER SUPPORTING INFORMATION: (Continued)

On May 26, 1998, the City Council approved the Agreement between the San Diego County Water Authority (CWA) and the City of San Diego for the San Vicente Reservoir expansion phase of the Emergency Storage Project (ESP) (Document No. 00-18521-1). In compliance with the Agreement, CWA requires an approximately 4.59 acre portion of the above referenced 60 acre City owned Canyon Hills Open Space Park to construct the Rancho Penasquitos Pressure Control and Hydroelectric Facility (RPPCHF). The approximate 4.59 acres consists of: (a) 2.31 acres in fee, (b) 2.282 acres in permanent easement. Additionally, 2.56 acres will be required for short term use: (a) .76 acre temporary construction easement for a three (3) year term, and (b) a temporary three (3) year Right of Entry Permit is required for an approximate 1.8 acre site. The purpose of the ESP is to expand the San Diego region's water storage capacity to meet the emergency needs of the region.

All Inclusive Agreement Summary

The terms of this transaction are set forth in an All-Inclusive Agreement and are as follows:

(1) City will exchange approximately 2.31 acres of open space for approximately 2.34 acres of CWA owned open space in fee which is surrounded by City owned property which is contiguous to Canyon Hills Park. CWA will be reserving an underground pipe easement on their 2.34 acres parcel being conveyed to the City, (2) CWA will compensate the City \$397,000 for the balance of the approximate 3.042 acres which is required for both the permanent and temporary easements. In addition to the monetary compensation, the All-Inclusive Agreement requires that the CWA provide certain non-monetary improvements: (a) CWA will improve Alemania Rd. as a trail, (b) install picnic benches at the top of the trail, (c) construct shared parking, and (d) install a monument sign. CWA will compensate the City an additional \$3,000 for the temporary Right of Entry permit on the 1.8 acre portion of the property.

Herring/Griffith/JAB

ADOPTION AGENDA, DISCUSSION, COMMITTEE ITEMS

COMMITTEE ON RULES, FINANCE, AND INTERGOVERNMENTAL RELATIONS,
ORDINANCE TO BE INTRODUCED, READY FOR DISPENSING WITH THE READING
AND ADOPTION:

ITEM-S409: Four actions related to Submitting to the Voters a Ballot Proposition Amending San Diego City Charter Adding Section 216.1, "Access to Government Information."

(See City Clerk's Office Report No. 04-02, memorandum from Lisa Foster dated 5/13/2004, and letter from Terry Francke dated 6/8/2004.)

TODAY'S ACTIONS ARE:

Introduce and adopt the following ordinance in Subitem A, and consider Subitems B, C, and D:

Subitem-A: (O-2004-152)

Introduction and adoption of an Ordinance submitting to the qualified voters of the City of San Diego at the Municipal Election consolidated with the Statewide General Election to be held on November 2, 2004, one proposition amending the City Charter by adding Section 216.1, entitled "Access to Government Information".

NOTE: 6 votes required pursuant to Section 17 of the City Charter.

Subitem-B:

In the matter of Council direction regarding the City Attorney's impartial analysis of the ballot measure.

Subitem-C:

In the matter of Council direction regarding the City Manager's fiscal analysis of the ballot measure.

Subitem-D:

In the matter of Council direction regarding authorship of the ballot argument.

ADOPTION AGENDA, DISCUSSION, COMMITTEE ITEMS (Continued)

COMMITTEE ON RULES, FINANCE, AND INTERGOVERNMENTAL RELATIONS,
ORDINANCE TO BE INTRODUCED, READY FOR DISPENSING WITH THE READING
AND ADOPTION: (Continued)

ITEM-S409: (Continued)

**RULES, FINANCE AND INTERGOVERNMENTAL RELATIONS COMMITTEE'S
RECOMMENDATION:**

On 6/16/2004, Rules voted 5 to 0 to refer this item to the City Council without comment.
(Councilmembers Peters, Atkins, Maienschein, Madaffer, and Mayor Murphy voted yea.)